202211180122839

2nd

Karen Johnson Davidson County
Batch# 943073 DEEDWARRSP
11/18/2022 03:34:30 PM 11 pgs
Fees: $58.00 Taxes: $44,723.75
20221118-0122839

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	09216004300	Same
This instrument prepared by: **Brandi Norred Maiorino, Esq.** **Ottinger Law Group, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Not Trump LLC**, a Tennessee limited liability company owning an twenty-one and 10/100 percent (21.10%) undivided interest, **Haut et Bas LLC**, a Tennessee limited liability company owning an twenty-two and 79/100 percent (22.79%) undivided interest, **Knotly Holdings II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%) undivided interest, **Town Square II, LLC**, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%), and **Zeniqay, LLC**, a Missouri limited liability company owning an ten and 55/100 percent (10.55%) undivided interest (collectively, "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **VANDERBILT UNIVERSITY**, a Tennessee nonprofit corporation ("***Grantee***"), Grantee's representatives, successors, and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

Taxes for the year 2023, a lien not yet due and payable;

All matters shown on the Plan of record in Plat Book 161, Page 42, Register's Office for Davidson County, Tennessee;

Easement of record in Minute Book 71, Page 201, Davidson County 2nd Circuit Court; and

All matters set forth on Survey No. 1028902 prepared by L. Brandon Lambert, TN RLS #2828 of Chastain Skillman and dated 7-1-2022 and last revised 7-19-2022 indicating the following:

a. Fencing within the southeastern boundary; and
b. Overhead utilities crossing in southerly line.

This is improved property known as 2019 West End Avenue, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Not Trump LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Not Trump LLC, a Tennessee limited liability company, the within named bargainor, and that he as Manager executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16 day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Grantor's Signatures Continue on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Haut et Bas LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Haut et Bas LLC, a Tennessee limited liability company, the within named bargainor, and that he as President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Knotly Holdings II, LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Knotly Holdings II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2024

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Town Square II, LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Town Square II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as President executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the 17 day of November, 2022.

GRANTOR:

Zeniqay, LLC,
a Tennessee limited liability company

By: _____
Jonathan B. Pennington, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared Jonathan B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative of Zeniqay, LLC, a Missouri limited liability company, the within named bargainor, and that he as Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Company.

Witness my hand and seal, at office, this 16th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: July 4, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $12,087,500.00.

Affiant

Sworn to and subscribed before me this 18th day of November, 2022.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-5-25

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 and the Westerly 40 feet of Lot No. 10 on the Plan of Williams' Heirs Subdivision of Lot No. 159 in Boyd Home Tract, as of record in Book 161, Page 42, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 11 and 12 and part of Lot No. 10 together front 140 feet on the Southerly side of West End Avenue and run back between parallel lines, with the Easterly margin of 21st Avenue South, formerly Oak Street, 160 feet to an alley.

Being the same property conveyed to Ervin Entrekin, Trustee by Warranty Deed from Commerce Union Bank of record in Book 4636, page 268, Register's Office for Davidson County, Tennessee, dated September 08, 1972 and recorded on September 11, 1972.

Being the same property conveyed to Thomas Guv Pennington, Phyllis Thorp Pennington and Edna S. Pennington by Quitclaim Deed from Ervin M. Entrekin, trustee of record in Book 4718, page 924, Register's Office for Davidson County, Tennessee, dated June 05, 1973 and recorded on June 11, 1973.

Being the same property conveyed to Joyce Rybolt, Trustee of the 1974 Pennington's Children Trust by Quitclaim Deed from Thomas Guv Pennington and Phyllis Thorp Pennington of record in Book 4873, page 559, Register's Office for Davidson County, Tennessee, dated November 29, 1974 and recorded on December 09, 1974.

Being the same property conveyed to Joyce C. Rybolt, Trustee of the 1974 Pennington's Children Trust by Quitclaim Deed from Thomas Guv Pennington and Phyllis Thorp Pennington of record in Book 4886, page 419, Register's Office for Davidson County, Tennessee, dated January 20, 1975 and recorded on February 03, 1975.

Being a portion of the same property conveyed to Joyce C. Rybolt, Trustee for 1975 William Scott Pennington Trust by Quitclaim deed from Jefferson C. Pennington, Jr. and Thomas Guv Pennington, Co-Executors under the last will and Testament of Edna S. Pennington Smith of record in Book 5262, page 527, Register's Office for Davidson County, Tennessee, dated March 08, 1978 and recorded on March 15, 1978.

Being the same property conveyed to Jon Pennington an undivided 22.78% interest as Successor Trustee of the 1975 Jefferson C. Pennington, Jr. by Successor Trustee Quitclaim Deed from Joyce C. Rybolt, as trustee of 1975 Jefferson C. Pennington, Jr., Trust under the last Will and Testament of Edna S. Pennington Smith of record in Instrument No. 20021231-0162754 Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on December 31, 2002.

Being the same property conveyed to Jon Pennington an undivided 22.78% interest as Successor Trustee of the 1975 Jefferson C. Pennington, Jr. by Successor Trustee Quitclaim Deed from Joyce C. Rybolt, as trustee of 1975 Jefferson C. Pennington, Jr., Trust under the last Will and Testament of Edna S. Pennington Smith of record in Instrument No. 20021231-0162755 Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on December 31, 2002.

Being the same property conveyed to Jon Pennington an undivided 22.79% interest as Successor Trustee of the 1975 Jefferson C. Pennington, Jr. by Successor Trustee Quitclaim Deed from Joyce C. Rybolt, as trustee of 1975 Jefferson C. Pennington, Jr., Trust under the last Will and Testament of Edna S. Pennington

Smith of record in Instrument No. 20021231-0162756 Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on December 31, 2002.

Being the same property conveyed to Thomas Guv Pennington by Quitclaim Deed from Joyce C. Rybolt, as Trustee of the 1974 Pennington's Children Trust of record in Instrument No. 20030109-0004437 Register's Office for Davidson County, Tennessee, dated January 09, 2003 and recorded on January 09, 2003.

Being the same property conveyed to Edna Properties, LLC by Quitclaim Deed from Jonathan B. Pennington, as Trustee of the 1975 William Scott Pennington Trust, Jonathan B. Pennington and Julia Pennington, as Co-Trustees of the 1975 Jefferson C. Pennington, Jr. Trust and Jonathan B. Pennington, as Trustee of the 1975 Thomas Guv Pennington Trust of record in Instrument No. 20071227-0148072 Register's Office for Davidson County, Tennessee, dated December 27, 2007 and recorded on December 27, 2007.

Being the same property conveyed to Striding Purposefully, LLC by Quitclaim Deed from Thomas Guv Pennington of record in Instrument No. 20080107-0001699 Register's Office for Davidson County, Tennessee, dated January 04, 2008 and recorded on January 07, 2008.

Being the same property conveyed to Not Trump LLC, a Tennessee limited liability company owning an twenty-one and 10/100 percent (21.10%) undivided interest, Haut et Bas LLC, a Tennessee limited liability company owning an twenty-two and 79/100 percent (22.79%) undivided interest, Knotly Holdings II, LLC, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%) undivided interest, Town Square II, LLC, a Tennessee limited liability company owning an twenty-two and 78/100 percent (22.78%), and Zeniqay, LLC, a Missouri limited liability company owning an ten and 55/100 percent (10.55%) undivided interest (collectively, "Grantee"), as tenants in common, by Quitclaim Deed from Striding Purposefully, LLC, a Tennessee limited liability company and Edna Properties, LLC, a Tennessee limited liability company, dated November 17, 2022 and recorded the 11/18/22ay of _____, 2022 in Instrument No. 20221118-0122838____, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/16/2022 (date of document).

Affiant Signature

11/18/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY